

FOSTER PEPPER & SHEFELMAN PLLC
ATTORNEYS AT LAW



November 25, 1997

RECEIVED

DEC 01 1997

KING COUNTY
INTERNATIONAL AIRPORT

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206-447-8940

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206-749-1924

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DELAID@FOSTER.COM

Jeff Winter, Airport Engineer
King County International Airport
Department of Construction and Facilities
Management
P.O. 80245
7233 Perimeter Road
Seattle, WA 98101

Re: Contaminated Soils Agreement

Dear Jeff:

Enclosed is a Soils Disposal Agreement for your review. This Agreement covers the second set of soils transported by Hangar Holdings to the north end of King County Field. I have included, as Exhibit 1, the results from soil sampling done on the Hangar Holding site before excavation. Samples were taken in the areas that were excavated and removed to the north end of King County Field. I have also included an Exhibit 2, which is the same Exhibit used in the Contaminated Soils Agreement. I am not sure whether this needs to be modified to reflect where the second set of soils have actually been placed.

1111 THIRD
AVENUE
Suite 3400
SEATTLE
Washington
98101-3299
Telephone
(206) 447-4400
Facsimile
(206) 447-9700
Website
WWW.FOSTER.COM

I understand from Lease Krutcher Lewis that they will complete grading and hydroseeding of the soils in the spring, as the area is too wet to complete the work in the winter.

Please review the Agreement and let me know if you have any questions or would like any changes.

I also enclose test results from the bottom and sidewalls of the water tank excavation area (where the more significantly contaminated soils were discovered). Under the Contaminated Soils Agreement, Hangar Holdings and King County are supposed to jointly submit a Notice of Release and an independent cleanup report. Hart Crowser will be doing the bulk of that work for Hangar Holdings. Please let us know how you would like to handle the release reporting and the cleanup report.

ANCHORAGE
Alaska
BELLEVUE
Washington
PORTLAND
Oregon
SEATTLE
Washington

40264248.

KCSlip4 34908

SEA401454

Jeff Winter, Airport Engineer
November 25, 1997
Page 2

Please call to discuss.

Sincerely,

A handwritten signature in black ink, appearing to be 'J E Delaney', written in a cursive style.

Joseph E. Delaney

Enclosures
JED:am

cc: Jeff Graves (w/encl.)

40264248.

KCSlip4 34909

SEA401455

SOILS DISPOSAL AGREEMENT

*wording changes
by Jeff Winter*

Hangar Holdings Inc. ("HHI") is, by assignment, Lessee of the property commonly known as 7675 Perimeter Road in King County, Washington (the "Property"). King County is the Lessor of the Property.

During excavation activities on the Property, HHI discovered soils containing low levels of petroleum hydrocarbons ("Low Level Soils"). In order to facilitate disposal of the Low Level Soils in a manner which minimizes potential liability to both HHI and King County, the parties have agreed to divide responsibility for removal and disposal of the Low Level Soils as follows:

1. HHI is responsible for the excavation and transportation of the low level soils excavated on the Property as part of HHI's site development. HHI has conducted testing and taken samples of the low level soils. A copy of the testing information and results is attached as Exhibit 1.

2. HHI will make reasonable attempts *and grading* to remove debris of over three inches from any Low Level Soils. After such debris has been removed, HHI may dispose of the Low Level Soils at sites designated by King County on the north end of King County International Airport. A map identifying the location for placement of the Low Level Soils is attached as Exhibit 2. HHI will deposit the soils on the site and grade out the deposited soils to ~~a level of approximately 24 inches~~ *to King County's satisfaction,* Once the soils have been graded, HHI will hydroseed the graded area. Upon completion of excavation work, HHI will provide King County with an estimated volume of all Low Level Soils which have been transported to King County property under this Agreement.

3. King County is responsible for designating appropriate areas for placement of low level soils. King County will make space available for all Low Level Soils excavated from the Property during site development.

4. Once HHI has placed, graded and hydroseeded Low Level Soils on King County designated property, King County will assume full responsibility for ownership of the soils.

5. King County will be responsible for obtaining all appropriate permits for the placement of the Low Level Soils on its property. HHI agrees to pay King County an amount equal to the Clearing and Grading permit review fee charged for the Low Level Soils. King County intends to obtain a Clearing and Grading permit to cover not only Low Level Soils, but other soils previously placed on King County property. HHI will be responsible only for those permit review fees allocable to the volume of Low Level Soils placed on King County's property pursuant to this Agreement.

shown on
the ~~attached~~ grading plan, ~~attached~~ *shown on* Exhibit 2.
HHI will make reasonable attempts to ~~remove~~ further
remove debris over three inches in size to a depth
of 4" below the finish grading.

40256475

AGREED TO this _____ day of November, 1997.

HANGAR HOLDINGS INC.

By _____
Its _____

KING COUNTY

By _____
Its _____

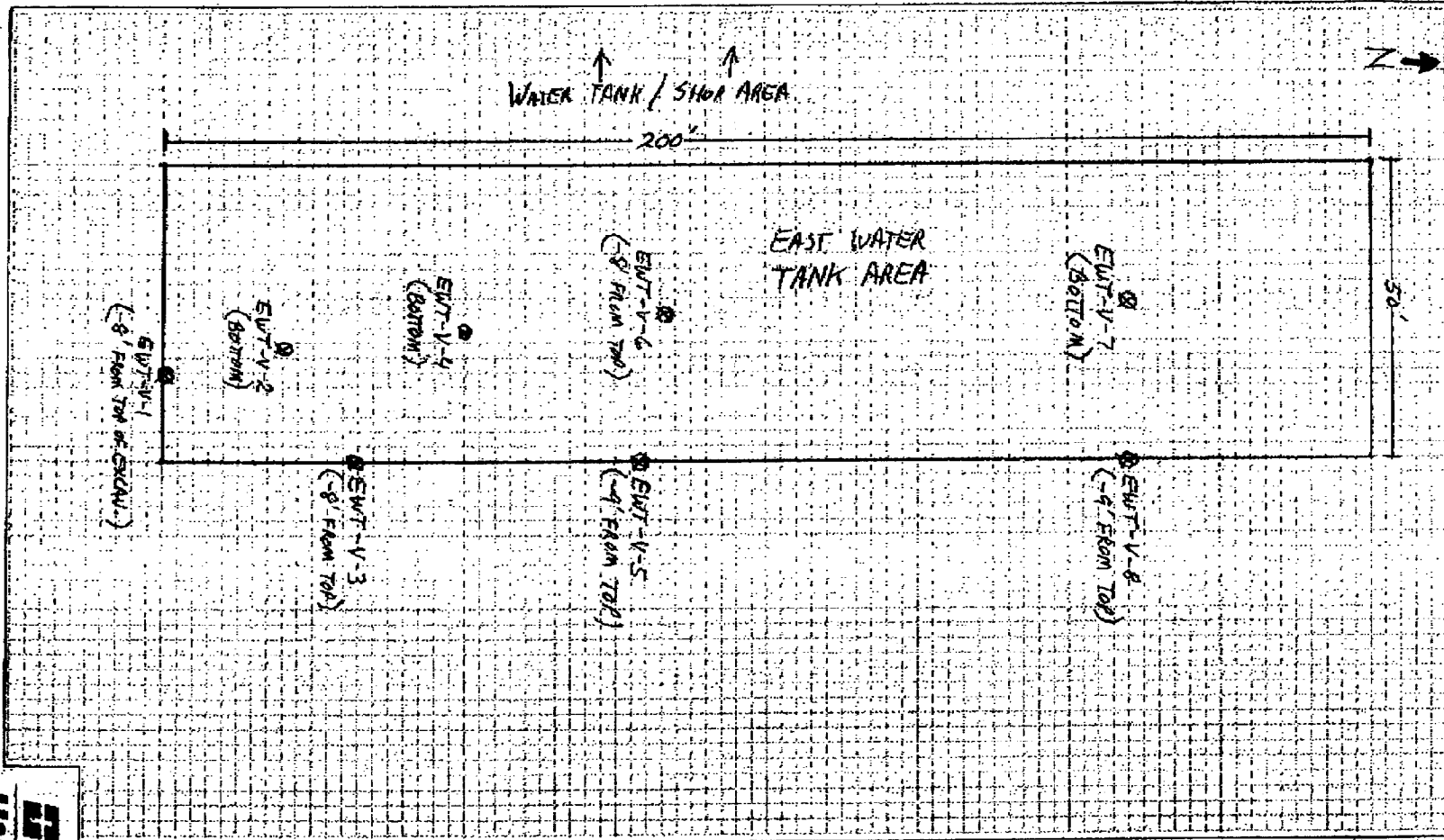
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KCSlip4 34911

SEA401457

Title HANGAR HOLDINGS - VERIFICATION SAMPLE LOCATIONS IN EAST WATER TANK AREA

CWW/MPW



Legend

Scale 1" = 25'

North Arrow →



HART CROWNSER

Job # 4512-23 Date

Figure # 1 10

KCSlip4 34912

SEA401458

HANGAR HOLDINGS PROJECT
Seattle, Washington
Hart Crowder, Inc.
Project no. 4582-03

BTEX, Gasoline, Diesel and Oil in Soil by EPA Method 8020, WTPH-Gx & WTPH-Dx/Dx-Extended

| Sample no. | MDL | Meth Blk | BWT-V1 | BWT-V2 | BWT-V3 | BWT-V4 | BWT-V5 |
|---|-------|----------|--------------------------------------|----------|----------|----------|----------|
| Percent Moisture | | | 21 | 3 | 22 | 4 | 22 |
| Date Analyzed | mg/kg | 09/08/97 | 09/08/97 | 09/08/97 | 09/08/97 | 09/08/97 | 09/08/97 |
| Gasoline | 5 | nd | 4300 * | 16 * | 280 * | nd | 2200 * |
| Benzene | 0.05 | nd | nd | nd | nd | nd | nd |
| Toluene | 0.05 | nd | 1.20 | 0.14 | 0.13 | 0.14 | 0.09 |
| Ethylbenzene | 0.05 | nd | 2.80 | nd | nd | nd | 0.06 |
| Xylenes | 0.05 | nd | 21.00 | nd | 0.29 | nd | 8.00 |
| | | | | | | | |
| m,m'-Trifluorotoluene (surr #1) | | 93% | 90% | 96% | 93% | 81% | 90% |
| 1,2-Dibromofluorobenzene (surr #2) | | 94% | C | 100% | 104% | 94% | C |
| Date Analyzed | mg/kg | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 |
| Diesel (C12-C24) | 20 | nd | 6700 ** | nd | 120 ** | nd | 3500 ** |
| Oil (C24-C37) | 50 | nd | nd | nd | nd | nd | nd |
| | | | | | | | |
| 2-Fluorobiphenyl | | 101% | C | 99% | 104% | 100% | C |
| o-Terphenyl | | 98% | 100% | 98% | 95% | 98% | 99% |
| Hexacosane-nC26 | | 82% | 101% | 97% | 79% | 87% | 89% |
| | | | | | | | |
| *nd Indicates not detected at the listed detection limit. | | | *Kerosene Fraction in Gasoline Range | | | | |
| **C Coelution with Sample Peaks. | | | **Kerosene Fraction in Diesel Range | | | | |

6

HANGAR HOLDINGS PROJECT

Seattle, Washington

Hart Crowder, Inc.

Project no. 4582-03

BTEX, Gasoline, Diesel and Oil in Soil by EPA Method 8020, WTPH-Gx & WTPH-Dx/Dx-Extended

| Sample no. | MDL | EWT-V6 | EWT-V6 Dup |
|--|-------|--------------------------------------|------------|
| Percent Moisture | | 23 | 23 |
| Date Analyzed | mg/kg | 09/08/97 | 09/08/97 |
| Gasoline | 5 | 1000 * | 1100 * |
| Benzene | 0.05 | nd | nd |
| Toluene | 0.05 | 0.14 | 0.19 |
| Ethylbenzene | 0.05 | 0.25 | 0.43 |
| Xylenes | 0.05 | 2.10 | 2.50 |
| a,a,a-Trifluorotoluene (sur #1) | | 95% | 87% |
| 1,2-Dibromofluorobenzene (sur #2) | | C | C |
| Date Analyzed | mg/kg | 09/08/97 | 09/08/97 |
| Diesel (C12-C24) | 20 | 1500 ** | 1500 ** |
| Oil (C24-C37) | 50 | nd | nd |
| 2-Fluorobiphenyl | | C | C |
| o-Terphenyl | | 103% | 100% |
| Hexacosane-nC26 | | 106% | 98% |
| "nd" Indicates not detected at the listed detection limit. | | *Kerosene Fraction in Gasoline Range | |
| "C" Coelution with Sample Peaks. | | **Kerosene Fraction in Diesel Range | |

HANGAR HOLDINGS PROJECT

Seattle, Washington

Hart Crowder, Inc.

Project no. 4582-03

BTEX, Gasoline, Diesel and Oil in Soil by EPA Method 8020, WTPH-Gx & WTPH-Dx/Dx-Extended

| Sample no. | MDL | Meth HR | LCS | EWT-V2 MS | EWT-V2 MSD | SP-8-10 RPD |
|------------------------------------|-------|------------|----------|--------------|---------------|----------------|
| Percent Moisture | | | | 3 | 3 | |
| Date Analyzed | mg/kg | 09/08/97 | 09/08/97 | 09/08/97 | 09/08/97 | 09/08/97 |
| Gasoline | 5 | nd | 121% | 84% 94% | 91% 97% | 8% 4% |
| Benzene | 0.05 | nd | | | | |
| Toluene | 0.05 | nd | | | | |
| Ethylbenzene | 0.05 | nd | | | | |
| Xylenes | 0.05 | nd | | | | |
| a,a,a-Trifluorobenzene (surr #1) | | 93% | 106% | 100% | 89% | |
| 1,2-Dibromofluorobenzene (surr #2) | | 94% | C | 104% | 115% | |
| Date Analyzed | mg/kg | 09/08/97 | 09/08/97 | 09/08/97 | 09/08/97 | 09/08/97 |
| Diesel (C12-C24) | 20 | nd | 95% | 115% | 119% | 4% |
| Oil (C24-C37) | 50 | nd | | | | |
| 2-Fluorobiphenyl | | 101% | C | 104% | 106% | |
| o-Terphenyl | | 96% | C | 107% | 110% | |
| Hexachloro-nC26 | | 82% | 97% | 87% | 95% | |

"nd" indicates not detected at the listed detection limit.
"C" Coelution with Sample Peaks.

sampled 9/24/97

HANGAR HOLDINGS PROJECT

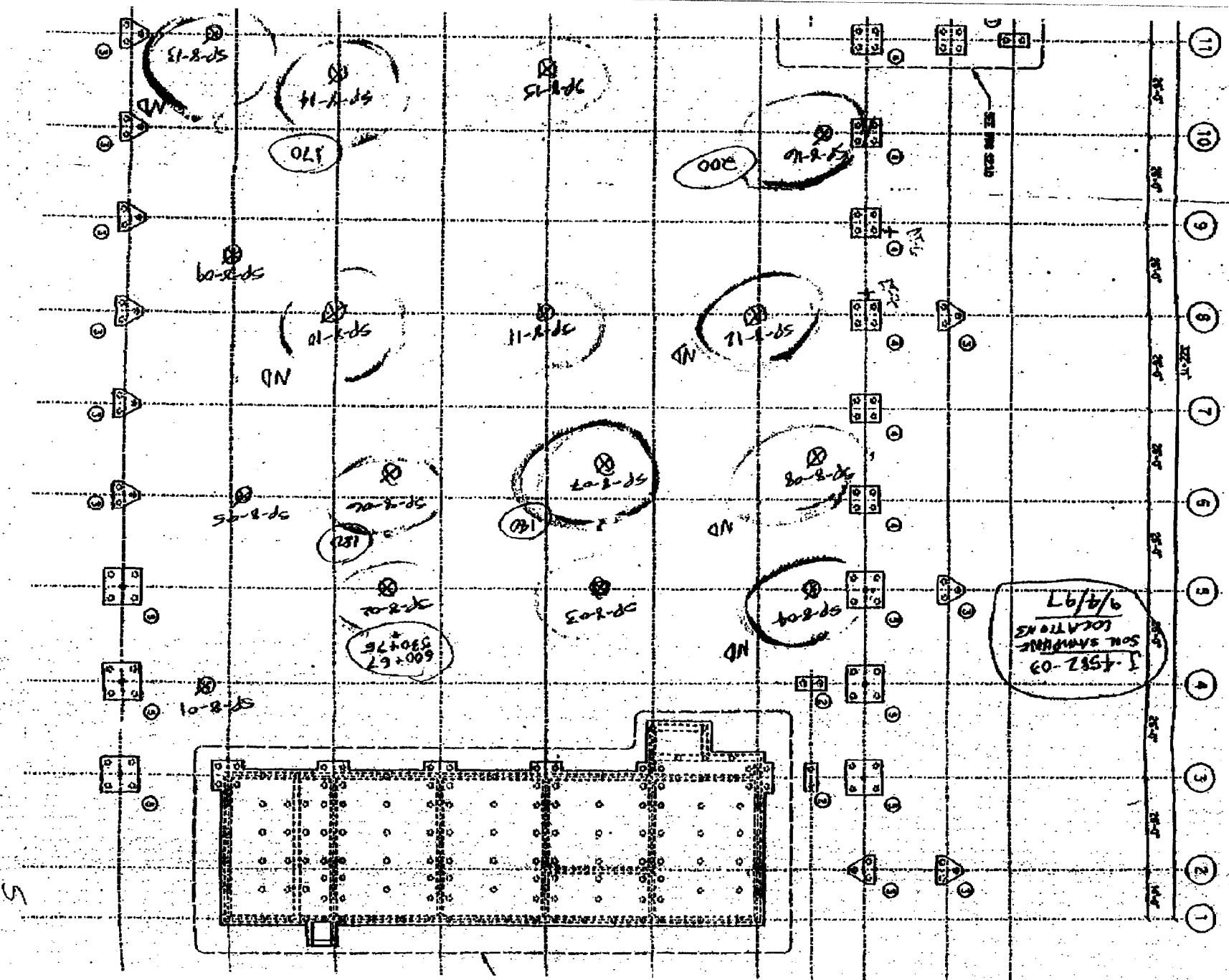
Seattle, Washington

Hart Crowder, Inc.

Project no. 4582-03

BTEX, Gasoline, Diesel and Oil in Soil by EPA Method 8020, NWTPH-Gx & NWTPH-Dx/Dx-Extended

| Sample no. | MDL | Meth Bk | LCS | EWT-V-7 | EWT-V-7 Dup | EWT-V-8 | EWT-V-8 Dup |
|--|-------|----------|----------|----------|-------------|----------|-------------|
| Percent Moisture | | | | 9 | 9 | 14 | 14 |
| Date Analyzed | mg/kg | 09/25/97 | 09/25/97 | 09/25/97 | | 09/25/97 | 09/25/97 |
| Gasoline | 5 | nd | 77% | nd | | nd | nd |
| Benzene | 0.05 | nd | | nd | | nd | nd |
| Toluene | 0.05 | nd | | nd | | nd | nd |
| Ethylbenzene | 0.05 | nd | | nd | | nd | nd |
| Xylenes | 0.05 | nd | | nd | | nd | nd |
| a,a,s-Trifluorotoluene (surr #1) | | 80% | 80% | 91% | | 75% | 84% |
| 1,2-Dibromofluorobenzene (surr #2) | | 85% | C | 95% | | 84% | 90% |
| Date Analyzed | mg/kg | 09/26/97 | 09/26/97 | 09/26/97 | 09/26/97 | 09/26/97 | |
| Diesel (C12-C24) | 20 | nd | 97% | nd | nd | nd | |
| Oil (C24-C37) | 50 | nd | | nd | nd | nd | |
| 2-Fluorobiphenyl | | 100% | C | 101% | 100% | 99% | |
| o-Terphenyl | | 99% | C | 98% | 98% | 97% | |
| Hexacosane-nC26 | | 82% | 92% | 81% | 82% | 83% | |
| "nd" Indicates not detected at the listed detection limit. | | | | | | | |
| "C" Coelution with Sample Peaks. | | | | | | | |



HANGAR HOLDINGS PROJECT

Seattle, Washington

Hart Crowder, Inc.

Project no. 4582-03

BTEX, Gasoline, Diesel and Oil in Soil by EPA Method 8020, WTPH-Gx & WTPH-Dx/Dx-Extended

| Sample no. | MDL | Meth Blk | SP-8-02 | SP-8-02 Dup | SP-8-04 | SP-8-06 | SP-8-07 | SP-8-08 |
|------------------------------------|-------|----------|----------|-------------|----------|----------|----------|----------|
| Percent Moisture | | | 9 | 9 | 5 | 8 | 7 | 3 |
| Date Analyzed | mg/kg | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 |
| Gasoline | 5 | nd | nd | | nd | nd | nd | nd |
| Benzene | 0.05 | nd | nd | | nd | nd | nd | nd |
| Toluene | 0.05 | nd | nd | | nd | nd | nd | nd |
| Ethylbenzene | 0.05 | nd | nd | | nd | nd | nd | nd |
| Xylenes | 0.05 | nd | nd | | nd | nd | nd | nd |
| 1,1,1-Trifluorotoluene (surr #1) | | 93% | 84% | | 88% | 86% | 99% | 86% |
| 1,2-Dibromofluorobenzene (surr #2) | | 96% | 92% | | 93% | 97% | 102% | 93% |
| Date Analyzed | mg/kg | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 |
| Diesel (C12-C24) | 20 | nd | 75 | 67 | nd | nd | nd | nd |
| Oil (C24-C37) | 50 | nd | 530 | 600 | nd | 180 | 140 | nd |
| 2-Fluorobiphenyl | | 103% | 104% | 103% | 103% | 104% | 103% | 102% |
| o-Terphenyl | | 103% | 97% | 95% | 99% | 99% | 98% | 98% |
| Hexacosane-nC26 | | 103% | 76% | 72% | 86% | 85% | 86% | 86% |

"nd" Indicates not detected at the listed detection limit.

"C" Coelution with Sample Peaks.

HANGAR HOLDINGS PROJECT

Seattle, Washington

Hart Crowest, Inc.

Project no. 4582-03

BTEX, Gasoline, Diesel and Oil in Soil by EPA Method 8020, WTPH-Gx & WTPH-Dx/Dx-Extended

| Sample no. | MDL | SP-6-10 | SP-8-12 | SP-8-13 | SP-8-14 | SP-8-16 |
|------------------------------------|-------|----------|----------|----------|----------|----------|
| Percent Moisture | | 25 | 3 | 9 | 9 | 8 |
| Date Analyzed | mg/kg | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 |
| Gasoline | 5 | nd | nd | nd | nd | nd |
| Benzene | 0.05 | nd | nd | nd | nd | nd |
| Toluene | 0.05 | nd | nd | nd | nd | nd |
| Ethylbenzene | 0.05 | nd | nd | nd | nd | nd |
| Xylenes | 0.05 | nd | nd | nd | nd | nd |
| a,a,a-Trifluorotoluene (surr #1) | | 91% | 94% | 96% | 82% | 95% |
| 1,2-Dibromofluorobenzene (surr #2) | | 92% | 96% | 97% | 91% | 94% |
| Date Analyzed | mg/kg | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 |
| Diesel (C12-C24) | 20 | nd | nd | nd | nd | nd |
| Oil (C24-C37) | 50 | nd | nd | nd | nd | nd |
| 2-Fluorobiphenyl | | 104% | 103% | 102% | 104% | 102% |
| o-Terphenyl | | 100% | 99% | 98% | 98% | 97% |
| Hexacosane-nC26 | | 88% | 88% | 86% | 82% | 81% |

"nd" Indicates not detected at the listed detection limit.
 "C" Coelution with Sample Peaks.

HANGAR HOLDINGS PROJECT

Seattle, Washington

Hart Crowder, Inc.

Project no. 4582-03

BTEX, Gasoline, Diesel and Oil in Soil by EPA Method 8020, WTPH-Gx & WTPH-Dx/Dx-Extended

| Sample no. | MDL | Meth Blk | LCS | SP-8-10 MS | SP-8-10 MSD | SP-8-10 RPD |
|--|-------|-------------|----------|---------------|----------------|----------------|
| Percent Moisture | | | | 25 | 25 | |
| Date Analyzed | mg/kg | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 |
| Gasoline | 5 | nd | 112% | 99% 100% | 96% 99% | 3% 1% |
| Benzene | 0.05 | nd | | | | |
| Toluene | 0.05 | nd | | | | |
| Ethylbenzene | 0.05 | nd | | | | |
| Xylenes | 0.05 | nd | | | | |
| 1,1,1-Trifluorotoluene (surr #1) | | 93% | 109% | 98% | 100% | |
| 1,2-Dibromofluorobenzene (surr #2) | | 96% | C | 96% | 97% | |
| Date Analyzed | mg/kg | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 | 09/05/97 |
| Diesel (C12-C24) | 20 | nd | 99% | 102% | 107% | 4% |
| Oil (C24-C37) | 50 | nd | | | | |
| 2-Fluorobiphenyl | | 103% | C | 107% | 107% | |
| o-Terphenyl | | 103% | C | 107% | 106% | |
| Hexacosane-nC26 | | 103% | 101% | 87% | 87% | |
| "nd" Indicates not detected at the listed detection limit. | | | | | | |
| "C" Coelution with Sample Peaks. | | | | | | |

4

